Chevy Chase Village Building Regulations Survey Tabulations

	Number of Homes	720 Overall	%	286 West	%	327 Historic District	%	107 East	t %
Question	Possible Response	316	44%	136	48%	127	39%	50	47%
How many years have you lived in the Village?	Average	22		23		21		20	
	Average Most frequent response	10		25		20		21	
Have you or your neighbors made alterations, additions, or improvements to your homes in the past ten years?									
You	Y N	185 122	59% 39%	84 48	62% 35%	71 53	56% 42%	29 19	58% 38%
Neighbors	Y	269	85%	117	86%	107	84%	42	84%
	N	20	6%	6	4%	9	7%	5	10%
Do you plan to do so in the next two years?	Y N	88 215	28% 68%	38 89	28% 65%	82 82	32% 65%	42	16% 84%
Have you or your neighbors had a project go through the permit review process with the County, Village, or Historic District?	Y	105	59%	77	57%	79	62%	20	56%
You	N N	185 117	37%	50	37%	44	35%	28	42%
Neighbors	Y N	192 30	61% 9%	83 18	61% 13%	80	63% 6%	27 4	54% 8%
	N .		370	10	1070	,	070	<u> </u>	070
What do you think the Village government's role should be in further regulating building mass and scale and other physical characteristics of the community?	Nove	20	00/		40/	40	450/		400/
,	None Refine Existing Guidelines	30 169	9% 53%	6 78	4% 57%	19 61	15% 48%	5 28	10% 56%
	Add Additional Standards Add Voluntary Design	154	49%	72	53%	56	44%	25	50%
	Guidelines	88	28%	31	23%	43	34%	14	28%
	Other	12	4%	6	4%	5	4%	1	2%
How important is it to you that new construction and renovations reflect the existing lot coverage found in the Village? (Lot coverage in the Village currently ranges from 20% to 35%.)	Very Important	221	70%	97	71%	88	69%	33	66%
20 /0 to 30 /0.1	Moderately Important	59	19%	26	19%	22	17%	11	22%
	Not Important	29	9%	8	6%	16	13%	5	10%
How important is it to you that new construction and renovations reflect the existing mass and scale found in the Village?	Very Important	221	70%	98	72%	88	69%	32	64%
	Moderately Important Not Important	61 28	19% 9%	25 10	18% 7%	25 13	20% 10%	11 5	22% 10%
How important is it to you that new construction and renovations reflect the existing building forms in the Village?	Very Important	153	48%	62	46%	68	54%	20	40%
	Moderately Important Not Important	95 60	19%	26	19%	20	16%	14	30% 28%
Do you think the importance of the above compatibilities (lot coverage, mass and scale, and building form) varies depending on the area in the Village?	Υ	113	36%	44	32%	50	39%	17	34%
	N	178	56%	82	60%	66	52%	30	60%
Should there be different regulations for	V	74	2201	00	040/	0.4	240/	4.0	2004
different areas of the Village?	Y N	74 210	23% 66%	33 92	24% 68%	31 81	24% 64%	10 36	20% 72%
When constructing a two-story building next door to a one-story home, a one-story section could be used along the side to reduce the perceived scale. Would you:	Require in Regulations Suggest in Voluntary	146	46%	71	52%	51	40%	22	44%
	Guidelines	111	35%	45	33%	48	38%	17	34%
	Take No Action	60	19%	21	15%	27	21%	12	24%
One method of reducing perceived scale is to limit the "plate height" of walls on the side of the house closest to the neighbors. "Plate height" is the height of the wall where it meets the roof. Would you:	Require in Regulations Suggest in Voluntary	171	54%	80	59%	61	48%	28	56%
	Guidelines	85	27%	39	29%	96	76%	10	20%
	Take No Action	52	16%	17	13%	59	46%	11	22%
One means of reducing perceived scale is to establish a maximum length for a building wall that reflects the size of nearby buildings. Larger buildings could use jogs or offsets to create modules that reflect these established building sizes. Would you:	Require in Regulations	149	47%	71	52%	55	43%	21	42%
	Suggest in Voluntary						l h		
	Suggest in Voluntary Guidelines Take No Action	103 58	33% 18%	39 22	29% 16%	44 26	35% 20%	19 10	38%

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Current lot coverage regulations address structures only, but all hard surfaces contribute to storm water run-off. An "impervious coverage" regulation could include all hard surfaces. This includes building roofs, patios and driveways (all gray surfaces at right). Would vou:	Require in Regulations Suggest in Voluntary Guidelines	177	56%	81	60%	62	49%	32	64%
	Take No Action	77 50	16%	21	15%	23	18%	6	22% 12%
One option is to establish a maximum Floor Area Ratio (FAR), which is directed at keeping the size of a building in proportion to its lot. By providing an allowed FAR, the maximum overall mass and scale of a structure is set, however a designer would have flexibility in the design within the FAR limit. Would you:	Require in Regulations Suggest in Voluntary Guidelines	203 53	64% 17%	87	64%	75 24	59%	38	76%
	Take No Action	44	14%	20	15%	19	15%	5	10%
One option is to change the way height is measured. Because the current measurement of building height uses only the average existing finished grade at the front of a building, it does not take into consideration additional wall that will be exposed when the site slopes downhill to the rear. Would you:	Refine Existing Height Regulations Suggest in Voluntary Guidelines Take No Action	177 59 65	56% 19% 21%	83 22 25	61% 16% 18%	63 29 29	50% 23% 23%	29 7 11	58% 14% 22%
Mantagement Countries mayimum allowed beinbt									
Montgomery County's maximum allowed height is currently 35 ft. to the ridge measured from the average existing front yard grade. Should the Village reduce the allowed building height?	Y N	73 201	23% 64%	40 81	29% 60%	28 81	22% 64%	5 37	10% 74%
One could minimize the visual impact of driveways and garages, by limiting the percentage of a front facade allocated to garage doors and limiting the number of curb cuts.			450/		400/		400/		100/
Would you:	Require in Regulations Suggest in Voluntary	141	45%	63	46%	55	43%	23	46%
	Guidelines	95	30%	41	30%	38	30%	14	28%
	Take No Action	63	20%	24	18%	26	20%	13	26%
Should the Village regulate below-grade features such as basement stairwells, window wells, etc.?	Y N	60 192	19% 61%	32 99	24% 73%	18 97	14% 76%	10	20% 68%
In general, should the materials of public sidewalks vary within the Village as they currently do, or should they be consistent throughout?	Be Consistent	95	30%	37	27%	40	31%	17	34%
	Vary	198	63%	92	68%	75	59%	29	58%
In general, should the Village construct more sidewalks where they are currently not									
present?	Υ	185	59%	72	53%	75	59%	37	74%
Within the lot, should a paved walkway adjacent to a driveway be separated by landscaping in order to minimize the perceived	N	84	27%	53	39%	39	31%	10	20%
amount of paving?	Y N	100 171	32% 54%	41 78	30% 57%	42 68	33% 54%	16 25	32% 50%
Currently, Village regulations require a replacement tree be planted only when a healthy tree is removed under the terms of a special permit. One option to preserve community character is to require that new canopy trees be planted when new construction occurs if the lot currently does not have enough trees and if appropriate space is available. Do you agree?	Y N	202 90	64% 28%	83 43	61% 32%	80 36	63% 28%	36 11	72% 22%
Alternative Infill, 35% Lot Coverage; Floor Area of 6,965 sq.ft. Model A: Rectangular side gabled 2.5 story infill									
Lot Coverage	Compatible Somewhat Compatible	55 73	17% 23%	24 30	18% 22%	25 33	20% 26%	6 10	12% 20%
	Not Compatible	155	49%	69	51%	55	43%	29	58%
Mass & Scale	Compatible Somewhat Compatible Not Compatible	27 49 206	9% 16% 65%	9 20 94	7% 15% 69%	16 20 77	13% 16% 61%	9 33	4% 18% 66%
Building Form	Compatible	39	12%	13	10%	20	16%	6	12%
Alternative Infill, 35% Lot Coverage; Floor Area of 6,950 sq.ft. Model B: L-Shaped side gabled 2.5 story infill	Somewhat Compatible Not Compatible	73 165	23% 52%	33 76	24%	28 62	22% 49%	11 26	22% 52%

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Lot Coverage	Compatible	43	14%	16	12%	21	17%	6	12%
Lot Goverage	Somewhat Compatible	85	27%	35	26%	35	28%	15	30%
	Not Compatible	149	47%	69	51%	53	42%	25	50%
	riot companio	110	11 70	- 00	0.70		1270		0070
Mass & Scale	Compatible	33	10%	12	9%	18	14%	3	6%
	Somewhat Compatible	104	33%	46	34%	40	31%	17	34%
	Not Compatible	138	44%	62	46%	50	39%	25	50%
Building Form	Compatible	61	19%	22	16%	32	25%	7	14%
	Somewhat Compatible	112	35%	53	39%	38	30%	20	40%
	Not Compatible	100	32%	45	33%	38	30%	16	32%
Alternative Infill, 33% Lot Coverage; Floor Area of 5,673 sq.ft. Model B: L-Shaped side gabled 2.5 story infill with staggered rear addition									
Lot Coverage	Compatible	77	24%	24	18%	39	31%	14	28%
	Somewhat Compatible	107	34%	51	38%	38	30%	18	36%
	Not Compatible	92	29%	46	34%	31	24%	13	26%
Mass & Scale	Compatible	76	24%	24	18%	41	32%	11	22%
	Somewhat Compatible	115	36%	54	40%	39	31%	21	42%
	Not Compatible	82	26%	41	30%	28	22%	13	26%
Building Form	Compatible	100	32%	32	24%	51	40%	17	34%
	Somewhat Compatible	107	34%	57	42%	34	27%	15	30%
	Not Compatible	64	20%	30	22%	23	18%	11	22%
Alternative Infill, 25% Lot Coverage; Floor Area of 4,050 sq.ft. Model B: T-Shaped 2.5 story infill with rear addition and 1 story side element									
Lot Coverage	Compatible	171	54%	69	51%	72	57%	29	58%
	Somewhat Compatible	76	24%	40	29%	25	20%	10	20%
	Not Compatible	27	9%	11	8%	11	9%	5	10%
		,=.			5407		===:		F.5.2
Mass & Scale	Compatible	171	54%	70	51%	72	57%	29	58%
	Somewhat Compatible	76	24%	40	29%	26	20%	9	18%
	Not Compatible	27	9%	11	8%	10	8%	6	12%
Duilding Forms	Commetible	175	55%	74	54%	75	59%	- 00	52%
Building Form	Compatible Somewhat Compatible	175 73	23%	35	26%	23	18%	26 14	28%
		24	8%	11	8%	9		4	8%
	Not Compatible	24	0%	III	0%	9	7%	4	0%

Total Responses: 316 Note: Individual question totals may not equal 316 because some respondants did not anwser

all survey questions.